176.0	0009	0031.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	649,800 / 649,800
					USE VALUE:	649,800 / 649,800
					ASSESSED:	649,800 / 649,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
25		PECK AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	VOSSMER CHERYL N
Owner 2:	
Owner 3:	
Street 1:	25 PECK AVENUE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	DEJONG VOSSMER CHERYL -
Owner 2:	DEJONG ERIKA SHAWN -
Street 1:	25 PECK AVENUE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,008 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1961, having primarily Vinyl Exterior and 1386 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6008.000	227,000	2,600	420,200	649,800
Total Card	0.138	227,000	2,600	420,200	649,800
Total Parcel	0.138	227,000	2,600	420,200	649,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 468.83 | /Parcel: 468.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct

119142

GIS Ref

GIS Ref

Insp Date

08/10/18

!13839!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 176.0-0009-0031.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	227,000	2600	6,008.	420,200	649,800	649,800	Year End Roll	12/18/2019
2019	101	FV	193,700	2800	6,008.	414,200	610,700	610,700	Year End Roll	1/3/2019
2018	101	FV	193,700	2800	6,008.	318,100	514,600	514,600	Year End Roll	12/20/2017
2017	101	FV	193,700	2800	6,008.	300,100	496,600	496,600	Year End Roll	1/3/2017
2016	101	FV	193,700	2800	6,008.	276,100	472,600	472,600	Year End	1/4/2016
2015	101	FV	181,400	2800	6,008.	258,100	442,300	442,300	Year End Roll	12/11/2014
2014	101	FV	181,400	2800	6,008.	237,700	421,900	421,900	Year End Roll	12/16/2013
2013	101	FV	196,300	2800	6,008.	237,700	436,800	436,800		12/13/2012

PRINT

Date	Time
12/11/20	03:44:10

LAST REV

Date	Time
02/05/19	11:34:39

ekelly

USER DEFINED

Prior Id # 1:	119142
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13839

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DEJONG VOSSMER	31447-382		5/30/2000	Family	1	No	No		
CAMERON ROBERT/	28713-297		6/16/1998		225,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/21/2011	319	Redo Bat	3,800					
3/27/2009	171	Re-Roof	9,500					
5/31/2001	358	Porch	6,500	C				DEMO PORCH/STAIRS-

ACTIVITY INFORMATION

Date	Result	By	Name
8/10/2018	MEAS&NOTICE	HS	Hanne S
2/17/2009	Meas/Inspect	189	PATRIOT
3/14/2000	Inspected	263	PATRIOT
1/13/2000	Mailer Sent		
1/6/2000	Measured	243	PATRIOT
7/22/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6008		Sq. Ft.	Site		0	70.	1.00	6									420,169						420,200	

Total AC/HA: 0.13792 | Total SF/SM: 6008 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 420,169 | Spl Credit | Total: 420,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1961	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Fair
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	141.736
Other Features:	76250
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	308392
Depreciation:	81416
Depreciated Total:	226977

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

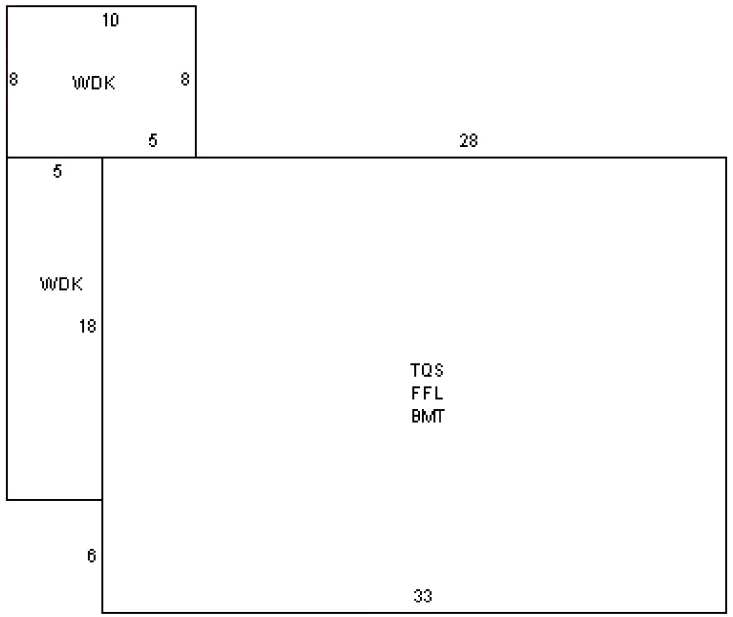
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	141.74
Special Features:	0	Val/Su Net:	96.68
Final Total:	227000	Val/Su SzAd	163.78

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	792	42.520	33,676
FFL	First Floor	792	141.740	112,255
TQS	3/4 Story	594	141.740	84,191
WDK	Deck	170	11.880	2,020

Net Sketched Area:	2,348	Total:	232,142
Size Ad	1386	Gross Are	2546	FinArea	1386
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

176.0-0009-0031.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	10X8	A	AV	1980	0.00	T	31.2	101						
22	Wood Deck	D	Y	1	120	G	GD	2001	17.92	T	10.8	101			1,900			1,900
19	Patio	D	Y	1	20X14	A	AV	1985	3.59	T	27.2	101			700			700

More:	N	Total Yard Items:	2,600	Total Special Featues:		Total:	2,600